

FRANKLIN TWP / CELINA SD

09-19-253-010

09-005400.2200

LEGAL INFORMATION
MONTEZUMA ACRES WEST

LOT#: 22

STACHLER LEE M
STACHLER LEE M
5282 MONTEZUMA ACRES DR
CELINA, OH 45822

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STACHLER LEE M	5282 MONTEZUMA ACRES	CELINA	OH	45822	01/05/2018	335,000	WDC : 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SNELLENBERGER JEFFREY M	5282 MONTEZUMA ACRES	CELINA	OH	45822	03/31/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	PEASE JANE C	5282 MONTEZUMA ACRES	CELINA	OH	45822	01/16/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: SS DATE: 12/15/2015 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION				
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/> IMPROVING	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	5282 MONTEZUMA ACRES DR, CELINA				
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/> STATIC	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT				
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/> DECLINING	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$5,732.92, Other				
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> OLD	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00				
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD <input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	DE16 ADD FIREPLACES, EX FIX PER LISTING SHEET/ FOR SALE \$399,000				
LAND COMPUTATIONS					DE19 RMV HOMESTEAD CREDIT				
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	DE20 RMV OWNER OCCUPIED
F:Front	F80 D173						148,100	0	(Mod SM:)714
							TOTAL	148,100	0

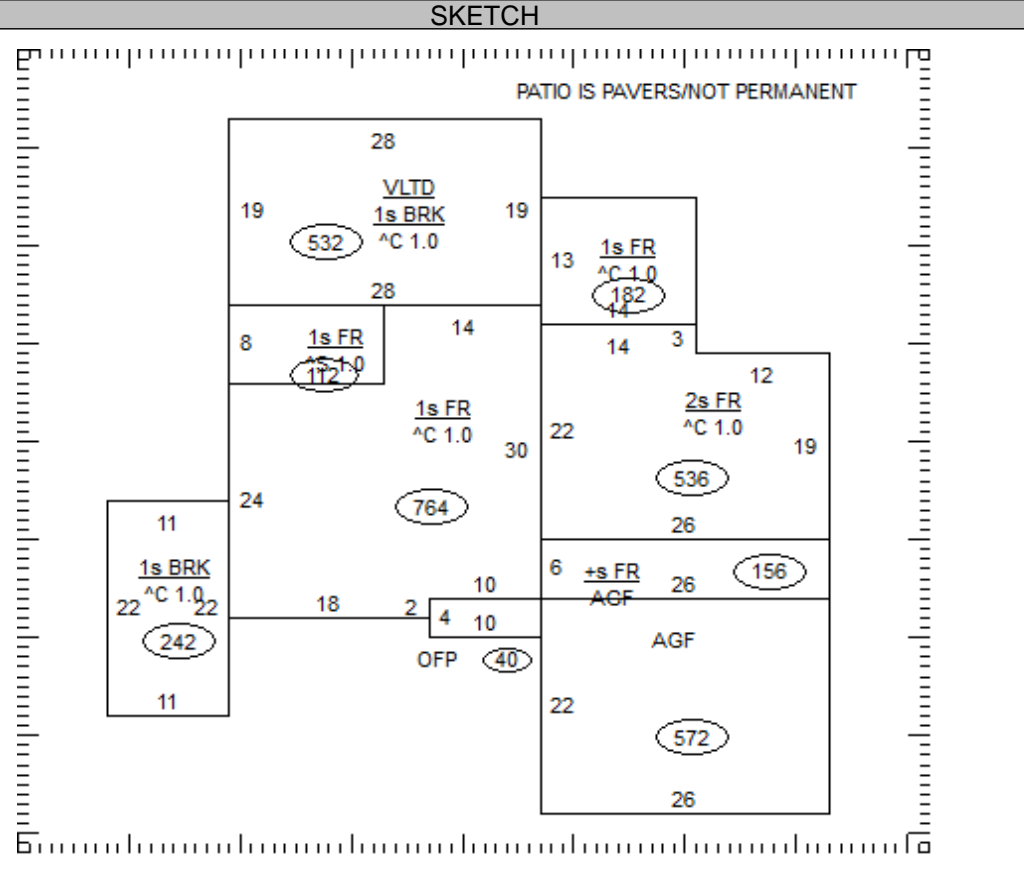
VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	LAND 148,100	148,000	137,000
	IMPR 395,900	192,900	183,300
	TOTAL 544,000	340,900	320,300
ASSESSED VALUE	LAND 51,840	51,800	47,950
	IMPR 138,570	67,520	64,160
	TOTAL 190,410	119,320	112,110

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1594	FR	175,750
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	774	BRK	91,320
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL	2ND	536	FR	28,370
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK	+	0	FR	1,550
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input checked="" type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

SUBTOTAL		296,990
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	2	8,800
HEATING	0 S.F.	0
AIR COND	2,904 S.F.	4,790
PLUMBING #	6	7,260
GARAGES & CARPORTS		18,000
EXTRA FEATURES		12,600
SUBTOTAL		348,440
GRADE FACTOR		130 %
UNADJUSTED VALUE		452,970
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,904	B+		1989		A	452,970	24	344,260		395,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

09-005400.2200	TOTAL	395,900
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COMMENTS

FRONTS ON WATER 32 LINEAL FEET STONE TRIM 8FT HIGH RMV FP/NOT OPERABLE
 Dwelling has an Economic Factor of 115%